



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**DECEMBER 1, 2004**  
**5:00 P.M.**

**ROLL CALL**  
**ALL PRESENT**

**MINUTES REVIEW AND APPROVAL**  
**ITEM 1 APPROVED, 7-0: MOTION COMMISSIONER HEITEL**  
1. November 10, 2004

- CONTINUANCES**  
**ITEMS 2 & 3 CONTINUED TO DECEMBER 15, 2004, 7-0; MOTION COMMISSIONER BARNETT**
2. [33-ZN-1997#3 \(Raintree Corporate Center\)](#) request by owner for site plan/stipulation amendments to case 33-ZN-1997#2 on 11+/- acres located at the northeast corner of Raintree Drive and the Loop 101 frontage road with Central Business District (C-2) zoning. **Continued to December 15, 2004.**
  3. [9-ZN-2004 \(Pima Corridor Rezone\)](#) request by owner to rezone from Single Family Residential District (R1-35) to Industrial Park District (I-1) on a 2 +/- acre parcel located north of northeast corner of Pima Freeway and Raintree Drive. **Continued to December 15, 2004.**

- INITIATION**  
**ITEM 4 APPROVED INITIATION, 7-0; MOTION COMMISSIONER STEINKE**
4. [5-TA-2004 \(Overall Text Amendment\)](#) request by City of Scottsdale, applicant, to initiate a text amendment to amend all Sections of the City of Scottsdale Zoning Ordinance (455).  
**Staff/Applicant contact person is Kira Wauwie, 480-312-7061.**

- EXPEDITED AGENDA**  
**ITEM 5 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER STEINKE**
5. [17-AB-2004 \(129th Street Abandonment\)](#) request owners to abandon the right of way for 129th Street between Cochise Road and Gold Dust Avenue and the 33 feet General Land Office patent easement on the eastern side of 129th Street. Staff contact person is Suzanne Colver, 480-312-7087. **Applicant contact person is Heather Carpay, 480-991-5387.**

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**ITEM 6 MOVED TO REGULAR AGENDA**

**ITEM 6 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER SCHWARTZ;  
CHAIRMAN GULINO ABSTAINING**

6. [15-UP-2004 \(Danny's Family Carwash\)](#) request by owner for conditional use permits for a car wash and a service station on a 2.6 +/- acre parcel located at 14651 N Northsight Blvd with Central Business District (C-2) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Roy Arrieta, 602-840-2929.**

**ITEM 7 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER BARNETT**

7. [31-UP-2004 \(Velocity Sports\)](#) request by owner for a conditional use permit for a health studio in a portion of the existing building located at 9171 E Bell Road with Industrial Park Planned Community Development District (I-1 PCD) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is James Elson, 480-515-9332.**

**ITEM 8 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER BARNETT;  
COMMISSIONER SCHWARTZ ABSTAINING**

8. [33-UP-2004 \(Paradise Valley Arsenic Removal Facility\)](#) request by owner for a conditional use permit for public utility buildings, structures or appurtenances thereto for public service uses on 8 +/- acres located at the 6000 block of N Miller (Cattletrack) Road with Single Family Residential District (R1-43) and Special Campus District, Historic Property (S-C HP) zoning. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is John Berry, 480-385-2727.**

**REGULAR AGENDA**

**ITEM 9 RECOMMENDED FOR APPROVAL AS AMENDED, 6-0; MOTION COMMISSIONER  
HEITEL; COMMISSIONER SCHWARTZ ABSTAINING**

9. [12-ZN-2004 \(Miller & McDonald\)](#) request by owner to rezone from Single Family Residential District (R1-43) to Service Residential (S-R) on a 4 +/- acre parcel located at 5975 N Miller Road (Southeast corner of McDonald Drive & Miller Road). Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is John Berry, 480-385-2727.**

**WRITTEN COMMUNICATION**

**ADJOURNMENT APPROXIMATELY 7:00 PM**

David Gulino, Chairman  
Eric Hess  
James Heitel  
Steven Steinke

Steve Steinberg, Vice Chairman  
David Barnett  
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:  
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.